



201506250032

Skagit County Auditor

\$77.00

6/25/2015 Page

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6 1:52PM

When recorded return to:  
Rebecca Haney  
1245 Arrezo Dive  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109453

**Statutory Warranty Deed**

109453 -1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kory Countryman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rebecca Haney, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 31 Sauk Mountain View Estates South Phase 3

Tax Parcel Number(s): P122945, 4860-000-031-0000

Lot 31, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, according to the plat thereof recorded May 26, 2005, under Auditor's File No. 200505260107, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated

6/23/15

*[Signature]*  
Kory Countryman

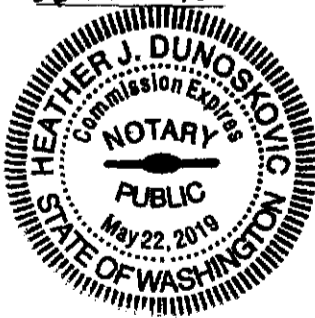
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152384  
JUN 25 2015

Amount Paid \$ 3707.40  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Chelan } SS:

I certify that I know or have satisfactory evidence that Kory Countryman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 06-23-2015



*[Signature]*  
Printed Name: Heather J. Dunoskovic  
Notary Public in and for the State of Washington  
Residing at Douglas County  
My appointment expires: 05-22-2019

Exhibit A

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded in Volume 68 of Deeds, page 357, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

From: The Wolverine Company  
Recorded: June 28, 1908  
Auditor's No.: Volume 68 of Deeds, page 357  
To: Frank Benecke and Marie Benecke, husband and wife  
As Follows: Excepting however, from the operation of this deed and reserving unto the said party of the first party, its successor and assigns, all mineral and mineral oils in or under any of said lands, whether said minerals or mineral oils are now known, or part of the first part, its successors or assigns, in, to or upon the surface of any of said lands.  
Affects: Portion lying within Southwest ¼ of the Northeast ¼

**B. RESERVATION CONTAINED IN DEED**

Executed by: C. A. Wicker, a bachelor  
Recorded: September 26, 1912  
Auditor's No.: 93017  
As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

C. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in Deed.

From: Skagit Realty Company  
Recorded: October 23, 1915  
Auditor's No.: 110291  
Purpose: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land  
Affects: Portion in the Southeast ¼ of the Northwest 1/4

Note: No search of the record has been made as to the present ownership of said rights.

D. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in Deed.

From: The State of Washington  
Recorded: July 28, 1908  
Auditor's No.: 68626  
Purpose: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands  
Affects: Portion in the Southwest ¼ of the Northeast ¼

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation  
Recorded: September 14, 1956  
Auditor's No.: 541476  
Purpose: Constructing, maintaining, etc., pipeline or pipelines  
Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property (Affects Common "Park" Area)

Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: November 26, 1956  
Auditor's No.: 544543  
Purpose: Constructing, maintaining, etc., pipeline or pipelines  
Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property (Affects Common "Park" Area)

Said instrument was corrected by instrument dated August 3, 1957 and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation  
Recorded: July 5, 2002  
Auditor's No.: 200207050100  
Purpose: Pipeline and related rights  
Area Affected: Portion in the Northeast ¼

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John A. Lange and Gayle Lange  
Recorded: July 25, 2002  
Auditor's No.: 200207250019  
Purpose: Utilities, drainage, sewer lines, etc.  
Area Affected: This and other property

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: April 7, 2003  
Auditor's No.: 200304070119  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and roads; a 10 foot strip parallel to all roads; all areas within 10 feet of vaults and transformer

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of land  
Recorded: November 5, 1979  
Auditor's No.: 7911050071  
Purpose: Ingress, egress and utilities  
Area Affected: A 60-foot strip of land in the portion of the Southeast ¼ of the Northwest ¼

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: April 18, 1990  
Auditor's No.: 9004180059  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A portion of the subject property

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Betty Bolton  
And: TNT Construction, Inc.  
Recorded: June 11, 1980  
Auditor's No.: 8006110010  
Regarding: Usage of access road

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Pipeline Corporation  
And: John A. Lange and Gayle Lange  
Recorded: October 10, 2001  
Auditor's No.: 200110100109  
Providing: Authorization for specific encroachment  
Affects: Portion in the Southwest ¼ of the Northeast ¼

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sauk Mountain Village, L.L.C., et al  
And: City of Sedro Woolley, et al  
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and  
January 29, 2004  
Auditor's Nos.: 200305070171, 200305070172, 200306090031,  
200306300001 and 200401290098  
Regarding: Development conditions and provisions

Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No. 200403020063.

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future  
owners, successors or assigns  
Recorded: July 20, 2005  
Auditor's No.: 200507200156  
Purpose: Drainage  
Area Affected: A portion of the subject property

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future  
owners, successors or assigns  
Recorded: July 20, 2005  
Auditor's No.: 200507200157  
Purpose: Drainage  
Area Affected: A portion of the subject property

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future  
owners, successors or assigns  
Recorded: July 20, 2005  
Auditor's No.: 200507200158  
Purpose: Grading  
Area Affected: A portion of the subject property

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Lange and Gayle Lange, their heirs and all future owners, successors or assigns  
Recorded: July 20, 2005  
Auditor's No.: 200507200159  
Purpose: Grading  
Area Affected: A portion of the subject property

S. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 9, 2003  
Auditor's No.: 200306090033  
Executed By: John and Gayle Lange

Said instrument was modified by instruments recorded June 30, 2003, January 28, 2004 and March 2, 2004, under Auditor's File Nos. 200306300001, 200401280120 and 200403020062.

T. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sauk Mountain View Estates – South – A  
Planned Residential Development Phase 3  
Recorded: May 26, 2005  
Auditor's No.: 200505260107

U. Any tax, fee, assessments or charges as may be levied by Sauk Mountain View Estates Homeowners Association.